

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting **January 12, 2004**

Members Present: Robbie Rogers-Director/Chairperson, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Dan Hickey-Fire Services, Keith Hunter-Environmental Health, Marie Keenum-911 Coordinator, Michael Springstead-Springstead Engineering, Terry Neal-Attorney, Charles Cilenti-Planner and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Springstead moved to approve the minutes of the January 5, 2004 meeting.
Mr. Lukert seconded the motion and the motion carried.

Mrs. Rogers stated Mr. Cilenti was filling in for Mr. Helms.

Old Business:

None

New Business:

Wachovia Bank @ The Villages Financial Center – Major Development – Preliminary and Engineering Review

Latosha Little with Reynolds, Smith and Hills, Inc. was present and requesting preliminary and engineering approval to construct a bank with drive-thru tellers. Staff comments were discussed. The applicant was informed of the impact fees. A recorded deed or lease agreement, boundary survey and legal description are needed. Incoming turn radiuses, parking space dimensions, parking data, maximum sign height, site dimensions and setbacks were discussed. Southern Trace should be removed from the title sheet. A major development application form should be submitted, along with the required fees. Attorney comments were discussed. The required amount of fine to be shown on the handicapped parking sign needs to be determined. Fire hydrants need to be located on the plans. Engineering comments were discussed. Wheel stops, handicapped ramp grading and handicapped striping were discussed. Drainage calculations are needed. All regulatory agency permits should be submitted. Florida Light and Power needs to be changed to Progress Energy on the plans.

Mr. Springstead moved to approve the preliminary and engineering request, subject to all comments being submitted on revised plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 100 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 106-unit subdivision. Staff comments were discussed and a comment letter addressing them was submitted. The numbering of villas and units was discussed. All streets and cul-de-sacs should be labeled on the plans. Engineering comments were discussed.

Mr. Springstead moved to approve the preliminary plans, subject to all comments being addressed on the engineering plans. Mr. Lukert seconded the motion and the motion carried.

VOS: Unit 105 – Major Development - Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 246-unit subdivision. Staff comments were discussed and a letter addressing all comments was submitted. All streets will be named on the revised plans. The match line will be corrected also. Engineering comments were discussed. Speed limit signs should be provided at horizontal curves. All hydrants need to be located on the utility plan. A reference needs to be made to the construction detail manual.

Mr. Springstead moved to approve the request for preliminary review, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Mallory Square Caroline Championship Golf Course – Medium Development – Conceptual Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting conceptual approval to develop a championship golf course. Engineering and staff comments were discussed. Setbacks, zoning and structure dimensions all need to be included on the plans. Sign and bridge details need to be provided. Pile spacing and safety railings were discussed. An enlarged detail of the footer, showing size and reinforcement, is needed. All sign heights should be shown. All regulatory agency permits are needed.

Mr. Springstead moved to approve the request for conceptual review, subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

VOS: Morse Boulevard/Phase II – Major Development – Preliminary and Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary and engineering approval to construct .81 miles of minor collector roadway. This roadway will be located south of C-466. Staff comments were discussed. Signed and sealed preliminary plans are needed. Engineering comments were discussed. The construction detail manual needs to be referenced on the plans.

Storm drain details should be included. The engineer recommended sleeving, although it is not required. All regulatory agency permits are needed.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Hunter seconded the motion and the motion carried.

Attorney Neal requested verification that Public Works received copies of all road project plans. Mrs. Neal was assured that they did and that Mr. Dew had been assisting Public Works since the retirement of Mr. Breeden and staff is looking into obtaining a representative to attend the DRC meetings.

VOS: O'Dell Circle/Phase I – Major Development – Preliminary and Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct .50 miles of major local roadway. Staff comments were discussed. Mr. Palmer will contact Mr. Helms to discuss the staff comments that were submitted. Engineering comments were discussed. There will be three left turn lanes with a four way stop. The County Engineer felt this flow of traffic might be confusing to travelers. Turn arrows need to be shown on the plans. The applicant will do further research regarding the traffic issue. Storm drain material specifications need to be shown. All regulatory agency permits are required.

Mr. Cilenti moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

Q&A/Public Forum

None

The next meeting is scheduled for January 20, 2004.

The meeting adjourned at 2:45 P.M.